Book 5172 - 242

# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 1977

_____
Notary Public at Large

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS 107 DONELSON PIKE, NASHVILLE, TENN. 37214J
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| YOO CHUL AHN (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | |
| 3108 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 96-15 199W |
| Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES H. LITCHFORD, an un-married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YOO CHUL AHN AND WIFE, DUK HEH AHN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF HICKORY BEND, SECTION 3, AS OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 24 FRONTS 75 FEET ON THE NORTHWESTERLY SIDE OF BOULDER PARK DRIVE, EXTENDING BACK BETWEEN PARALLEL LINES 350 FEET TO A WITNESS LINE CONTINUING 68 FEET MORE OR LESS, ON THE NORTHEASTERLY SIDE AND 53 FEET MORE OR LESS ON THE SOUTHWESTERLY SIDE TO THE CENTER LINE OF MCCRORY CREEK.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. LITCHFORD, an un-married person BY DEED FROM BARBARA A. TOMMASI, OF RECORD IN BOOK 4602, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ( ) This is improved (X) property, known as 3108 Boulder Park Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of JULY, 19 77

_____
James H. Litchford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES H. LITCHFORD, *an un-married person* the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE this 18th day of JULY, 1977

My Commission Expires AUG. 14, 1978

Notary Public at Large

Commission Expires

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

E 14928

IDENTIF. REFERENCE

JUL 18 2 16 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 18 77 | CONV | 33,000.00 | | | |
| JUL 18 77 S TAX | | | B* | 85.80 | |
| JUL 18 77 PR FEE | | | B* | .50 | |
| JUL 18 77 | W DEED | | B* | 4.00 | * 90.30 |

WARRANTY DEED

FROM
JAMES H. LITCHFORD

TO
YOO CHUL AHN ET UX

TITLE INSURED BY POLICY NUMBER:

FIRST AMERICAN LOAN

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York